

**MARKED AGENDA
ZONING REVIEW BOARD
JULY 23, 2015
6:00 P.M. CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

New Cases

1. **U-15-08** An Ordinance by Zoning Committee under the provisions of Section 16-05.005 (1) (k) of the Zoning Ordinance of the City of Atlanta, granting a Special Use Permit for a Community Center for purpose of a site plan amendment for the Atlanta History Center, located at **130 West Paces Ferry Road, N.W.**, fronting approximately 1,024.74 feet on the southwest side of West Paces Ferry Road at the southwest corner of West Paces Ferry Road and Slaton Drive. Depth: varies Area: approximately 33 acres. Land Lot 99 and 114, 17th District, Fulton County, Georgia.
OWNER: Atlanta Historical Society, Inc.
APPLICANT: Robert Zoeckler
NPU B COUNCIL DISTRICT 8
NPU RECOMMENDATION: Approval
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional
2. **Z-15-19** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, for property located at **1866 Rock Springs Road, N.E.**, fronting approximately 224.35 feet on the north side of North Springs Road and beginning approximately 200 feet from the southeast intersection of Rock Springs Road and Piedmont Road.. Depth: Varies Area: approximately 1 Acre. Land Lot 50, 17th District Fulton County, Georgia.
OWNER: Maria Dzienwinski
APPLICANT: Ashwood Development
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional
3. **Z-15-20** An Ordinance by Zoning Committee to rezone from the C-1-C District (Community Business-Conditional) District to the MRC-2 District (Mixed Residential Commercial) District, for property located at **2815-2839 Peachtree Road, N.E.**, fronting approximately 275 feet on the east side of Peachtree Road and beginning approximately 99.92 feet from the northwest intersection of Peachtree Road and Rumson Road. Depth: Varies Area: approximately 1 Acre. Land Lot 50, 17th District Fulton County, Georgia.
OWNER: Gardenbrand, LLC.
APPLICANT: Gardenbrand, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: No Recommendation
STAFF RECOMMENDATION: Deferral, August 2015
ZRB RECOMMENDATION: Deferral, August 2015
4. **Z-15-21** An Ordinance by Zoning Committee to rezone from the R-5 District (Two Family Residential) District to the MRC-1 District (Mixed Residential Commercial) District for property located at **684 Penn Avenue, N.E.**, fronting approximately 50.6 feet on the east side of Penn Avenue and beginning approximately 200.26 feet from the northeast intersection of Penn Avenue and Ponce de Leon Avenue. Depth: Varies Area: approximately .17 Acres. Land Lot 49, 14th District Fulton County, Georgia.
OWNER: Elizabeth A. Littlejohn
APPLICANT: Dialysis Clinic, Inc.

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6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NPU E COUNCIL DISTRICT 2

NPU RECOMMENDATION: Approval, conditional

STAFF RECOMMENDATION: Deferral, November 2015

ZRB RECOMMENDATION: Deferral, November 2015

5. **Z-15-22** An Ordinance by Zoning Committee to rezone from the MR-4A-C District (Multifamily Residential-Conditional) District to the MR-4A-C (Multifamily Residential-Conditional) District for property located at **930 Mauldin Street, S.E.** fronting approximately 198.65 feet on the north side of Mauldin Street and beginning at the northwest intersection of Mauldin Street and Holtzclaw Street. Depth: Varies Area: approximately 1.321 Acres. Land Lot 13, 14th District Fulton County, Georgia. OWNER: 930 Mauldin Associates, LLC.

APPLICANT: Robert Venturi

NPU N COUNCIL DISTRICT 5

NPU RECOMMENDATION: No Recommendation

STAFF RECOMMENDATION: Deferral, January 2016

ZRB RECOMMENDATION: Deferral, January 2016

6. **Z-15-23** An Ordinance by Zoning Committee to rezone from the R-5 District (Two Family Residential) District to the MR-3 District (Multifamily Residential) District for property located at **1040, 1044, 1050, 1054, 1058, 1064, 1070, 1074 and 1078 Hampton Street and, 0 Northside Drive (parcel number 17 014900050118) N.W.** fronting approximately 550 feet on the west side of Hampton Street and beginning approximately 490 feet north of the northwest intersection of Hampton Street and Tenth Street. Depth: Varies Area: approximately 1.55 Acres. Land Lot 149, 17th District Fulton County, Georgia.

OWNER: J Investment Group, LLC, Mark Swiecichowski, Faset and Irene Seay, Jesse Peterson, William and Brenda Sumpter, Rick and Gwen Darby, Ronald Creswell, Deanna Dockins, Ali Talat, Jacob and Alexandra Kron

APPLICANT: Phillip P. Drey

NPU E COUNCIL DISTRICT 3

NPU RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval, conditional

ZRB RECOMMENDATION: Approval, conditional

7. **Z-15-27** AN ORDINANCE BY COUNCILMEMBERS HOWARD SHOOK AND ALEX WAN TO ZONE PROPERTY LOCATED AT **1202 MCLYNN AVENUE, N.E.** TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

NPU F COUNCIL DISTRICT 6

NPU RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approval

ZRB RECOMMENDATION: Approval

Deferred Cases

8. **Z-14-66** An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, for property located on **a portion of 490 BISHOP STREET, N.W. and a portion of 1299 NORTHSIDE DRIVE, N.W.,** fronting approximately 461 feet on the south side of 17th Street beginning approximately 672 feet from the southwest corner of Northside Drive. Depth: varies. Area: approximately 8.3 acres. Land Lot 148, 17th Fulton County, Georgia.

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6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

OWNERS: STATE ROAD AND TOLLWAY AUTHORITY/LU12 ATLANTA 17TH STREET, L.P.

APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC.

NPU E COUNCIL DISTRICT 8

NPU RECOMMENDATION: No Recommendation

STAFF RECOMMENDATION: Deferral, September 2015

ZRB RECOMMENDATION: Deferral, September 2015

9. **Z-14-41** An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, for property located at **1763 and 1791 (AKA 1797) PIEDMONT ROAD, N.E.**, fronting approximately 612 feet on the east side of Piedmont Road beginning approximately 50 south of the intersection of Piedmont Road and Montgomery Ferry Road. Depth: varies. Area: approximately 3.38 acres. Land Lot 51, 17th District Fulton County, Georgia.

OWNER: TIM SCHRAGER

APPLICANT: KEVIN S.EDWARDS

NPU F COUNCIL DISTRICT 6

NPU RECOMMENDATION: No Recommendation

STAFF RECOMMENDATION: Deferral, August 2015

ZRB RECOMMENDATION: Deferral, August 2015

10. **Z-15-11** An Ordinance by Zoning Committee to rezone from RG-4-C (Residential General-Sector 4-Conditional) District to the RG-4-C (Residential General-Sector 4-Conditional), for property located at **2520 Peachtree Road, N.W.**, fronting approximately 199.6 feet on the west side of Peachtree Road beginning approximately 199.83 feet south of the southeast intersection of Peachtree Road and Muscogee Avenue. Depth: Varies Area: approximately 1.84 Acres. Land Lot 112, 17th District Fulton County, Georgia.

OWNER: 2520 Peachtree Road Condominium Association

APPLICANT: JPX Works, LLC.

NPU B COUNCIL DISTRICT 8

NPU RECOMMENDATION: Approval, conditional

STAFF RECOMMENDATION: Approval, conditional

ZRB RECOMMENDATION: Approval, conditional

11. **Z-15-15** An Ordinance by Zoning Committee to rezone from the MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) District to MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) for a change in conditions, for property located at **846 Hank Aaron Drive, S.E.**, fronting approximately 141.7 feet on the east side of Hank Aaron Drive beginning at the southeast intersection of Hank Aaron Drive and Ormond Street. Depth: Varies Area: approximately .641 Acres. Land Lot 54, 14th District Fulton County, Georgia.

OWNER: Le Thi Hoa

APPLICANT: Nayrang LLC. and Hakim Hilliard

NPU V COUNCIL DISTRICT 1

NPU RECOMMENDATION: Deferral

STAFF RECOMMENDATION: Deferral, September 2015

ZRB RECOMMENDATION: Deferral, September 2015

12. **Z-15-16** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to MR-3 (Multi-Family Residential- Sector 3) District, for property located at **3650 Bakers**

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6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Ferry Road, S.W., fronting approximately 682.8 feet on the west side of Bakers Ferry Road beginning at the southwest intersection of Bakers Ferry Road and Fairburn Road. Depth: Varies Area: approximately 4.277 Acres. Land Lot 14, 14FF District Fulton County, Georgia.

OWNER: Executive Real Estate, LLC.

APPLICANT: Dewayne Martin

NPU H COUNCIL DISTRICT 10

NPU RECOMMENDATION: No Recommendation

STAFF RECOMMENDATION: Deferral, September 2015

ZRB RECOMMENDATION: Deferral, September 2015

13. **Z-15-25** AN ORDINANCE AMENDING THE ORDINANCE 04-O-1360 (Z-04-108) OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY AS IDENTIFIED IN THE ATTACHED MAP (1121, 1123, 1125, 1127, 1964, 1968, 1969, 1970, 1973, 1977, 1981, Jones Avenue, 0 Jones Avenue (parcel number 17 02260001022), 1110, 19541957, 1964, 1967, 1968, 1972, 1976, 1967, 1971, 1975, 1979 East Avenue and 2004 Ruth Street, N.W.), BE CHANGED FROM R-5 (TWO-FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO R-4A (SINGLE-FAMILY RESIDENTIAL) ZONING CLASSIFICATION (COUNCIL DISTRICT 9, NPU-J), AND FOR OTHER PURPOSES.

NPU RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

ZRB RECOMMENDATION: Approval

14. **Z-15-07** An Ordinance by Zoning Committee to rezone from the R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing), for property located at **1475 West Paces Ferry Road, N.W.**, fronting approximately 530 feet on the north side of West Paces Ferry Road beginning approximately 777 feet east of the northeast intersection of West Paces Ferry Road and Old Plantation Road. Depth: Varies Area: approximately 3.05 Acres. Land Lot 217 and 198, 17th District Fulton County, Georgia.

OWNER: Muneeb Syed

APPLICANT: Aaron McCullough

NPU A COUNCIL DISTRICT 8

NPU RECOMMENDATION: Denial

STAFF RECOMMENDATION: File

ZRB RECOMMENDATION: File

End of Agenda